060.0	0001	0002.0	1 of 5	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	3,273,500 / 3,641,700
					USE VALUE:	3,273,500 / 3,641,700
					ASSESSED:	3,273,500 / 3,641,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO
Owner 2:	
Owner 3:	
Street 1:	41 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 99,267 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Clapboard Exterior and 6232 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	99267.000	223,200	22,700	3,027,600	3,273,500
Total Card	2.279	223,200	22,700	3,027,600	3,273,500
Total Parcel	2.279	591,400	22,700	3,027,600	3,641,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.27 | /Parcel: 187.4

Legal Description

User Acct 39531

GIS Ref

GIS Ref

Insp Date 06/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	313	FV	592,800	22700	99,267.	2,978,000	3,593,500	3,593,500	Year End Roll	12/18/2019
2019	313	FV	534,000	23800	99,267.	2,779,500	3,337,300	3,337,300	Year End Roll	1/3/2019
2018	313	FV	534,000	23800	99,267.	2,481,700	3,039,500	3,039,500	Year End Roll	12/20/2017
2017	313	FV	534,000	23800	99,267.	2,183,900	2,741,700	2,741,700	Year End Roll	1/3/2017
2016	313	FV	534,000	23800	99,267.	1,637,900	2,195,700	2,195,700	Year End	1/4/2016
2015	313	FV	487,600	24600	99,267.	1,489,000	2,001,200	2,001,200	Year End Roll	12/11/2014
2014	313	FV	487,600	24600	99,267.	1,489,000	2,001,200	2,001,200	Year End Roll	12/16/2013
2013	313	FV	487,600	24600	99,267.	1,489,000	2,001,200	2,001,200		12/13/2012

!5227!

PRINT

Date	Time
12/10/20	20:08:40

LAST REV

Date	Time
10/09/19	15:10:37
apro	
5227	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	4755-436		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	857	Re-Roof	70,400	C				
3/18/2016	305	Redo Bat	5,200					enlarge exist bath
9/11/2014	1175	Manual	5,000		9/11/2014			Replace 62 foot gu
9/12/2002	749	Re-Roof	15,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Meas/Inspect	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		99267		Sq. Ft.	Site		0	30.5	1.00	CA									3,027,644						3,027,600	

Total AC/HA: 2.27886 | Total SF/SM: 99267 | Parcel LUC: 313 | Lumber | Prime NB Desc: COMM AVG | Total: 3,027,644 | Spl Credit | Total: 3,027,600

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	19 - Texture 111	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	12 - Concrete	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88624233
Adj $ / SQ:	48.921
Other Features:	14559
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372004
Depreciation:	148802
Depreciated Total:	223202

COMMENTS

ARLINGTON COAL AND LUMBER.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 3

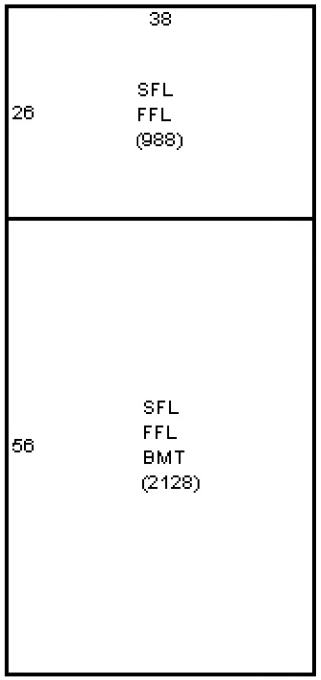
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	48.92
Special Features:	0	Val/Su Net:	26.70
Final Total:	223200	Val/Su SzAd	35.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,116	55.770	173,778
SFL	Second Floor	3,116	48.920	152,437
BMT	Basement	2,128	14.680	31,231

Net Sketched Area: 8,360 | Total: 357,446

Size Ad 6232 | Gross Are 8360 | FinArea 6232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	70		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	20000	A	AV	1975	1.75	T	35.2	313			22,700			22,700

Sample output to test PDF Combine only

More: N | Total Yard Items: 22,700 | Total Special Featues: | Total: 22,700

IMAGE

AssessPro Patriot Properties, Inc

060.0	0001	0002.0	2 of 5	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	12,300 / 3,641,700
					USE VALUE:	12,300 / 3,641,700
					ASSESSED:	12,300 / 3,641,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO	
Owner 2:		
Owner 3:		
Street 1:	41 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 99,267 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Brick Veneer Exterior and 780 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	12,300			12,300
Total Card	0.000	12,300			12,300
Total Parcel	2.279	591,400	22,700	3,027,600	3,641,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 15.77 | /Parcel: 187.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39531
GIS Ref:
GIS Ref:
Insp Date: 03/19/09

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!5227!

PRINT

Date	Time
12/10/20	20:08:43

LAST REV

Date	Time
10/09/19	15:10:26

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		0	0	Sq. Ft.	Site		0	0.	0.00	CA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 313 | Lumber | Prime NB Desc: COMM AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	60.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	60	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.86517644
Adj $ / SQ:	47.758
Other Features:	5000
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	30843
Depreciation:	18506
Depreciated Total:	12337

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths:			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

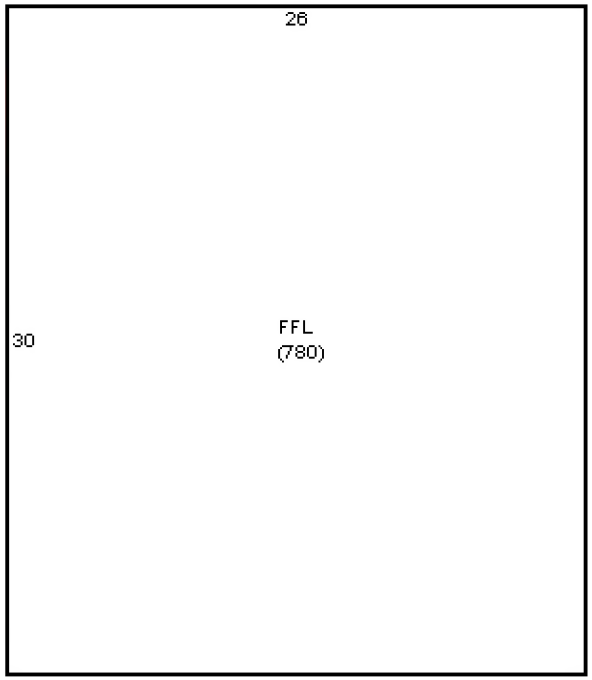
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	34.86
Special Features:	0	Val/Su Net:	15.77
Final Total:	12300	Val/Su SzAd	15.77

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	47.760	37,251
Net Sketched Area:		780	Total:	37,251
Size Ad	780	Gross Are	780	FinArea 780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 060.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc

060.0	0001	0002.0	3 of 5	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	156,300 /	3,641,700
					USE VALUE:	156,300 /	3,641,700
					ASSESSED:	156,300 /	3,641,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO	
Owner 2:		
Owner 3:		
Street 1:	41 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 99,267 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 5700 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	156,300			156,300
Total Card	0.000	156,300			156,300
Total Parcel	2.279	591,400	22,700	3,027,600	3,641,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 27.42 | /Parcel: 187.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39531
GIS Ref:
GIS Ref:
Insp Date: 03/19/09

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!5227!

PRINT

Date	Time
12/10/20	20:08:47

LAST REV

Date	Time
10/09/19	15:10:20

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		0	0	Sq. Ft.	Site		0	0.	0.00	CA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 313 | Lumber | Prime NB Desc: COMM AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	19 - Texture 111	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.82796919
Adj $ / SQ:	45.704
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260512
Depreciation:	104205
Depreciated Total:	156307

COMMENTS

1900.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

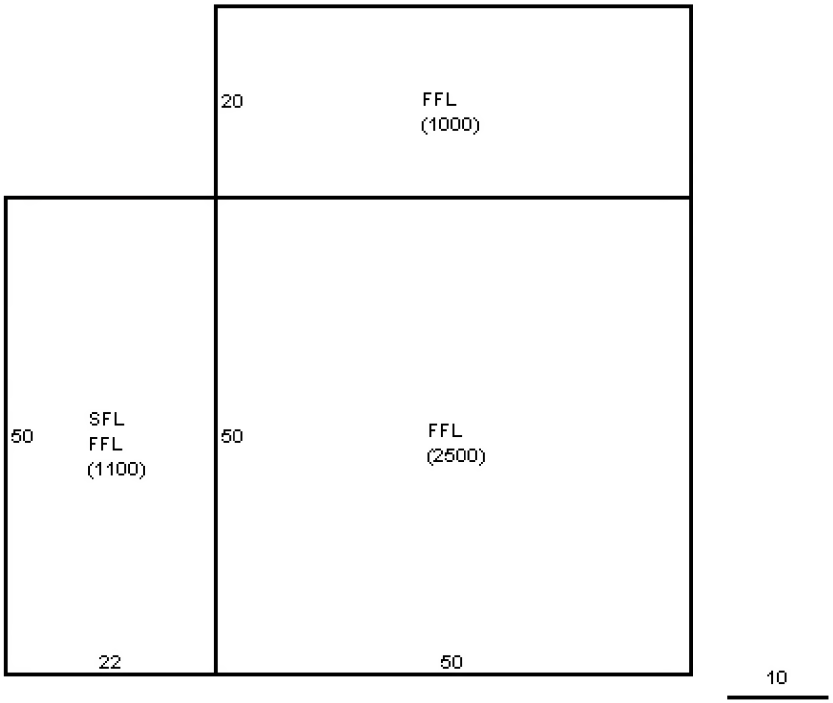
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,600	45.700	210,238
SFL	Second Floor	1,100	45.700	50,274

Net Sketched Area:	5,700			Total:	260,512
Size Ad	5700	Gross Are	5700	FinArea	5700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	45.70
Special Features:	0	Val/Su Net:	27.42
Final Total:	156300	Val/Su SzAd	27.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	

060.0	0001	0002.0	4 of 5	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	97,800 /	3,641,700
					USE VALUE:	97,800 /	3,641,700
					ASSESSED:	97,800 /	3,641,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO
Owner 2:	
Owner 3:	
Street 1:	41 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 99,267 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Correg Steel Exterior and 3200 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	97,800			97,800
Total Card	0.000	97,800			97,800
Total Parcel	2.279	591,400	22,700	3,027,600	3,641,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 30.56 | /Parcel: 187.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39531
GIS Ref:
GIS Ref:
Insp Date: 03/19/09

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!5227!

PRINT

Date	Time
12/10/20	20:08:50

LAST REV

Date	Time
10/09/19	15:10:13
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		0	0	Sq. Ft.	Site		0	0.	0.00	CA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 313 | Lumber | Prime NB Desc: COMM AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.82989740
Adj $ / SQ:	45.810
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	162931
Depreciation:	65172
Depreciated Total:	97759

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

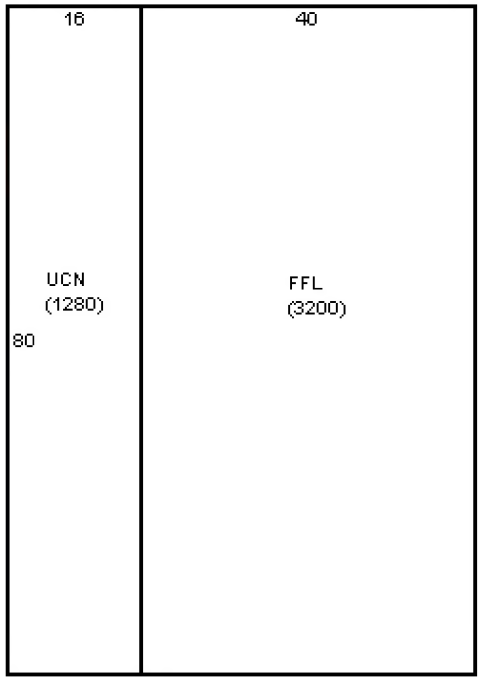
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	45.81
Special Features:	0	Val/Su Net:	21.83
Final Total:	97800	Val/Su SzAd	30.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,200	45.810	146,593
UCN	Canopy	1,280	8.860	11,338

Net Sketched Area: 4,480 | Total: 157,931

Size Ad | 3200 | Gross Are | 4480 | FinArea | 3200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N | Total Yard Items: | Total Special Featues: | Total:

060.0	0001	0002.0	5 of 5	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	101,800 /	3,641,700
					USE VALUE:	101,800 /	3,641,700
					ASSESSED:	101,800 /	3,641,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-45	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO	
Owner 2:		
Owner 3:		
Street 1:	41 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 99,267 Sq. Ft. of land mainly classified as Lumber with a Warehouse Building built about 1925, having primarily Conc. Block Exterior and 3520 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
313	0.000	101,800			101,800
Total Card	0.000	101,800			101,800
Total Parcel	2.279	591,400	22,700	3,027,600	3,641,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 28.92 | /Parcel: 187.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	39531
GIS Ref	
GIS Ref	
Insp Date	03/19/09

!5227!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	20:08:52

LAST REV

Date	Time
10/09/19	15:10:07
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

USER DEFINED

Prior Id # 1:	39531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
313	Lumber		0	0	Sq. Ft.	Site		0	0.	0.00	CA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 313 | Lumber | Prime NB Desc: COMM AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.84736896
Adj $ / SQ:	46.775
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	169647
Depreciation:	67859
Depreciated Total:	101788

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB		

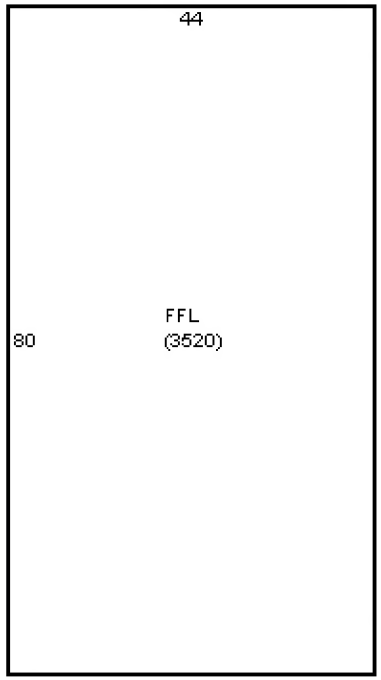
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,520	46.770	164,647
Net Sketched Area:		3,520	Total:	164,647
Size Ad	3520	Gross Are	3520	FinArea 3520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	46.77
Special Features:	0	Val/Su Net:	28.92
Final Total:	101800	Val/Su SzAd	28.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	